

**NOTICE OF PUBLIC HEARING
BEFORE THE
PLANNING AND ZONING COMMISSION AND CITY COUNCIL
OF THE CITY OF ROWLETT, TEXAS**

NOTICE is hereby given that the Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 28th day of March, 2017, and that the City Council of the City of Rowlett, Texas, will hold a public hearing at 7:30 p.m. on the 18th day of April, 2017. The Planning and Zoning Commission hearing will be held in the Municipal Center at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such time and place, the Commission and Council will hear testimony and take appropriate action on a request for two Major Warrants. The subject property is located at 4370 Chaha Road further described as being 33.88 +/- acres in the John D Alston Abstract, #7, Page 071, Tract 20, City of Rowlett, Dallas County, Texas. The applicant is requesting two Major Warrants in order to develop 484 multifamily residential units with retail within the Form Based Code Urban Village (UV-FB) district. The subject request is to eliminate both minimum height requirements in Sub Area 2 and 3 of the Signature Gateway (E1) District, thereby allowing the Urban Village code standard minimum of 2 stories.

At such time and place, the Commission and Council will hear testimony and take appropriate action on a rezoning request. The subject property is located at 3600 Hickox Road further described as being 62.89 +/- acres in the Reason Crist Abstract, #225, Page 585, Tract 52, City of Rowlett, Dallas County, Texas. The applicant requests a rezoning from Rural Neighborhood Form Based District (RN-FB) and Urban Neighborhood Form Based District (UN-FB) to New Neighborhood Form Based District to allow for single family dwelling units.

All interested citizens of the City are invited to attend this public hearing and participate in same. Any owner of property subject to the proposed rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with the Director of Planning. The protest must be received by the Planning Division by 5 pm on Wednesday, March 22, 2017, to be included in the Planning and Zoning Commission packet and by Wednesday, April 5, 2017 to be included in the City Council packet. Responses received after April 5, 2017 shall not be counted in the record of response. The protest shall object to the rezoning, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a

concurring vote of at least three-fourths of the full membership of the city council.

Additional information may be obtained in the Rowlett Development Services Department/Planning Division located at 3901 Main Street or by contacting staff at (972) 463-3904